

EXHIBIT A
ATTACHED TO MORTGAGE AND SECURITY AGREEMENT OF
SPRING STREET ASSOCIATES LIMITED PARTNERSHIP
TO AMERICAN FEDERAL BANK, F.S.B.

1. Leasehold estate created by Lease Agreement dated September 12, 1969 by and between Ramath A. Humphreys, Virginia A. Potter, Elizabeth A. Askins, and Lloyd A. Beattie as "Landlords" and Fidelity Federal Savings and Loan Association, Greenville, South Carolina as "Tenant", Memorandum of which is recorded in Deed Book 875, Page 636, Greenville County R.M.C. Office as amended by First Amendment to Lease dated September 1, 1977 for an initial term expiring on August 31, 1994 in the following described premises:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being within the City block bounded on the south by East Washington Street, on the west by North Brown Street, on the north by East Coffee Street, and on the east by North Spring Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey of the property of Estate of C. O. Allen made by Dalton & Neves, Engineers, dated August 1969 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book TTT, Page 31, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwesterly corner of the intersection of North Spring Street and East Washington Street and running thence with the northerly edge of East Washington Street, N. 69-54 W. 209.2 feet to an iron pin at the northeasterly corner of the intersection of East Washington Street and North Brown Street; thence turning and running with the easterly edge of North Brown Street, N. 19-27 E. 244.06 feet to an iron pin at the southeasterly corner of the intersection of North Brown Street and East Coffee Street; thence turning and running with the southerly edge of East Coffee Street, S. 71-10 E. 107.7 feet to an iron pin at the corner of property belonging to Sarah D. Spann; thence turning and running with the line of the Spann property, S. 20-53 W. 122.2 feet to an iron pin; thence turning and continuing with the line of the Spann property, S. 70-50 E. 107.8 feet to an iron pin on the westerly side of North Spring Street; thence turning and running with the westerly edge of North Spring Street, S. 20-57 W. 126.0 feet to the point of beginning.

LESS, HOWEVER, all that certain piece, parcel or strip of land known and designated as Tract 4 on Amended Notice of Condemnation dated August 20, 1975, Road No. S-76 between McBee Avenue and Beattie Street, Greenville, South Carolina, known as File No. 23.649.

2. Leasehold estate created by Lease Agreement dated September 12, 1969 by and between Sarah D. Spann as "Landlord" and Fidelity Federal Savings and Loan Association, Greenville, South Carolina, as "Tenant", Memorandum of which is recorded in Deed Book 875, Page 633, Greenville County R.M.C. Office as amended by First Amendment to Lease dated January 29, 1977 for an initial term expiring on August 31, 1994 in the premises described as follows:

ALL that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being at the southwesterly corner of East Coffee Street and North Spring Street in the City of Greenville,

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